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Hollinger Corp.
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A HOME IN SOUTHERN CALIFORNIA



AN ANTELOPE VALLEY RANCH

FIVE ACRES AND INDEPENDENCE



CATTLE GRAZING IN ALFALFA FIELD

Investments That Pay 25 to 50% Annually



ALFALFA CUTTING TWO TONS TO AN ACRE

FORTY ACRES AND FORTUNE



VEGETABLE RANCHING IN CALIFORNIA

**OUR NEW PLAN SECURES A HOME, A LIFE INCOME,
HEALTH, WEALTH, HAPPINESS AND INDEPENDENCE**

NEW PLAN BOOK

OF THE

National Homestead Association

(INCORPORATED)

CAPITAL STOCK \$1,000,000

OFFICERS

E. C. REDMAN, Pres. L. M. REDMAN, Treas.
A. S. GEAR, Secretary

Depository of Funds *Certificate of Title by*
AMERICAN NATIONAL BANK TITLE ABSTRACT & TRUST CO.

Counsel

WILLIAM CHAMBERS

REFERENCES

Title Abstract & Trust Company, Los Angeles.
Bradstreet's Commercial Agency, Los Angeles.
Hoffman Hardware Co., (Wholesale), 229-231 South Los
Angeles St., Los Angeles.
Cooper, Coates & Casey Dry Goods Co., (Wholesale),
528 So. Los Angeles St. Los Angeles
Axtell & Payne. Attorneys, 301 Douglas Building, Los
Angeles.
Kinsey, McAlvay Co., Automobiles, 114 East Ninth St.,
Los Angeles.
Arnott & Co., 120-122-124 S. Los Angeles St., Los
Angeles.
John T. F. Baryerts, H. W, Hellman Bldg. Los Angeles.
P. H. Jarrett, Postmaster, Redman, Cal.
Rev. D. B. Finch, Redman, Cal.
P. D. Finch, Rancher, Redman, Cal.
G. S. Marygold, Secretary Southern California Music
Co., 332-34 South Broadway, Los Angeles.
(land owner in Antelope Valley)
And many others in Antelope Valley.

If you have occasion to write to any of the above, please enclose
stamped envelope for reply. Write briefly—remember that Los
Angeles people are busy people.

MAIN OFFICES

LOS ANGELES, CALIFORNIA

646 Chamber of Commerce Building

(Copyrighted 1908 by NATIONAL HOMESTEAD ASSOCIATION)

THE ASSOCIATION PLAN

**Is different from the usual
mode of Colonizing Lands**

**Under its New System of Colonization 6,000 Acres of
Los Angeles County Choice Fruit and Farm Lands
Will be Deeded to Members of the Colony
Without any charge for the Land**

YOU CAN BUY land anywhere, at any time, at any price but it will have to be improved or the surrounding lands must be improved to make your land valuable.

IF YOU secure land under our plan you can have it improved at once, The second year you will be receiving a revenue of 10 per cent; the third year 25 per cent and the fourth year one-half the net profits (estimated) 35 per cent on your investment without being required to occupy or cultivate it yourself.

IF you take possession, occupy and cultivate it yourself you should make 50 to 100 per cent or \$100 to \$300 an acre.

THE cultivation of your land should enhance its value two hundred per cent in three years, or \$200 an acre.

If you cannot cultivate it or have us do it for you at once, your land is growing more valuable every year, because it will be surrounded by improved and cultivated Ranches of other members of the Association.

THE OPPORTUNITY for investment under our Association plan is the most liberal ever offered by any land Company, Association or Corporation in the history of Real Estate, Investment or Colonization.

YOU can secure land by our plan on the most liberal terms of installment payments.

YOU may take possession at once or not. You may cultivate and improve or not. You can have the Association do it for you NOW, at any FUTURE TIME or not at all.

THERE ARE no hide bound, cast iron rules. Our aim is to meet your requirements, conditions and wishes, financial and otherwise. We want You interested to the amount your means will admit and we will start you on the road to independence.

NATIONAL HOMESTEAD ASSOCIATION

**644-645-646 Chamber of Commerce Building
LOS ANGELES, CAL.**

THIS BOOKLET TELLS

**How land is deeded Members in Tracts of
Five to Forty Acres without any
payment for the land**

**A Mutual-Cooperative-Profit-Sharing Plan
Read it; Profit by it—It is for YOU**

We are assuming that every person who has read our announcements in the papers, and all who read these pages, are anxious to make money—to better their condition—to secure a life of competence—independence in old age and a home in Southern California.

The consummation of such a desire is certainly the wish of every well thinking, wise and thrifty person, whether young, middle aged, or old, male or female.

The business man, professional man or woman is never independent, never has a competence until able to lay down the cares and burdens of such a life and live upon an income. Even then there are few investments outside of real estate that are absolutely safe and these pay two to five per cent.

25 PER CENT TO 50 PER CENT ANNUALLY.

By our new plan of mutual co-operation, of honest endeavor, of combined capital and well directed effort, you are able to make every dollar you invest earn **25 per cent or more annually**. We make this statement knowing full well that it will be criticised, but we seek only the opportunity to **prove** the statement and ask only that you read this entire proposition and **investigate thoroughly**.

OUR PROPOSITION PLAINLY STATED.

This Association is incorporated with an authorized Capital of \$1,000,000 for the purpose of buying, subdividing, selling, developing and improving lands for its members and to divide the profits of same among its shareholders.

It is colonizing 6,000 acres of fine agricultural valley lands in Los Angeles County, within forty-five miles of the city of Los Angeles, including the townsite of Redman, where schools, stores and postoffice are now established.

This Association desires to have you as a shareholder in all this land, including the townsite, alfalfa farms, fruit farms, etc.

It purposes further to give you a tract of land of five, ten, twenty or forty acres, or a town lot, size 50x150 feet, or both, without any charge for the land. It agrees to cultivate, care for and market your crop, and pay you 10 per cent on your investment the second year and 25 per cent the third year and one-half the net profits (estimated 35 per cent) thereafter.

OTHER PROFITS TO ACCRUE.

☞ You must not lose sight of the fact that at all times your investment is safe. The safest that can be made because it is backed by producing real estate.

This land is now valued by us at \$100 per acre, but in one year from now it will probably be \$200 and under full cultivation should be worth \$300 to \$500 per acre. It is safe to predict that in three years this land will command a price of not less than \$300 an acre because it will pay 20 per cent or more on this valuation. Therefore, while you are getting 25 per cent the third year from the Association upon any investment made, you are also getting a profit of \$200 or more per acre on the land you own by reason of increased value.

CERTIFICATE OF TITLE.

In addition to the Company's deed to these lands, the Title Abstract & Trust Company of Los Angeles will issue a certificate of Title.

This institution is one of the strongest in the state of California, thus making your title absolute perfect to you, as any lawyer will inform you. When we send you deed, we forward you at the same time your **Certificate of Title** together with the **shares purchased** in the Association.

HOW WE PAY 25% OR MORE ANNUALLY.

Soon after we receive your order and first payment, and order to cultivate your land, we begin planting it to alfalfa, which is the **best paying crop raised in California** for the money invested. The first and second years' crop will pay for seeding, supplying water and other expenses; and pay you a profit of \$10 per acre; it being remembered that the Association pays for all help, including its superintendent. The third year, we figure the profits at least \$50 per acre, \$25 of which goes to you and the balance into the treasury of the Association for the purpose of development and improvement of the Association's reserved lands, the purchase of other lands, and to pay dividends on the shares you hold and expenses. After the third year we figure the profits at \$70 to \$100 yearly, one-half of which goes to you and one-half to the Association IF you desire us to continue the harvesting and marketing of your crop.



Traction Plow Plowing 20 Furrows

TO CULTIVATE 1,000 ACRES

It will be the policy of the Association to reserve every sixth 40 acre tract and place the same under cultivation. By this plan each adjoining 40 acres held by investors should more than double in value, whether placed under cultivation or not. About 900 acres of this reserved land will be planted to alfalfa and 100 acres to fruit, grapes, etc.

This land, when under cultivation should pay six per cent on the entire capital stock, and it is believed this dividend can be increased from the sale of other reserved lands and side crops while the fruit ranch is coming into bearing.

It is the aim of the Association to make every share of its stock a perpetual dividend payer.

LAND WORTH \$300 AN ACRE.

Southern California land under intense cultivation is worth \$300 to \$1,000 an acre. It is worth this because it will pay from 20 to 50 per cent on this valuation.

Five acres, well cultivated, will earn you all the necessities of life and more, 10 to 40 acres will produce competence and wealth. Ten acres of good California soil will produce, with one-third the labor, more than most 100-acre farms in the East or Middle West.

CALIFORNIA.

The history of California is too well known to need extensive comment here. In 1849 thousands of Eastern people found fortunes in California gold mines; today tens of thousands are making fortunes from its wonderfully fertile soil, from gold mines on the face of the earth, not under it.

California is unlike any other land under the sun. Its size is unusual. It is equal in size to all New England, with New York and Ohio added.

Its scenery is unequaled anywhere; its climate the softest known to the temperate zone, and its range of productions is unparalleled in any single country in the world. It commands the orient with its six hundred millions of consumers, a greater trade than Europe and America combined. It controls the trade of Australia and New Zealand, Hawaiian Islands and the Philippines.

California already exceeds thirty-nine other states in value of manufactures, \$367,000,000 being its yearly output.

SOUTHERN CALIFORNIA.

The citrus fruit crop of Southern California alone is worth \$35,000,000, besides about \$30,000,000 was received last year from other fruits, alfalfa, walnuts, almonds, olives, dried fruits, canned goods, wines, etc. California belongs to you—a part of your own country—a region where you will be welcome.

From every State in the Union people are coming to California. If once you see the State, if you could taste the Southern California life, and compare it with the cold East and Middle West, it would be Southern California for you.



Antelope Valley Ranch House—Built by Percy Neeley

LOS ANGELES COUNTY.

Embraces within its limits a great variety of scenery and climate. Within its 4,000 square miles of territory—an area almost as large as Connecticut—may be found the climate and scenery of almost every part of the State.

From its warm and fertile valleys and fruit laden foothills one may view the snow capped peaks of a Switzerland; from its hills the great Pacific ocean with its scores of beaches, beautiful bays and delightful resorts. In 1900 the county's population was 170,290; today it is over 500,000. The city of Los Angeles in 1900 contained 102,000; now over 300,000 wide-awake, thrifty people.

The county is about four-fifths tillable soil, the balance being mountainous. It produces nearly everything grown in the temperate zone and many things grown in the tropics; even pineapples and bananas, though not in commercial quantities.

ASSOCIATION'S COLONY LANDS.

All of this land is located within the Artesian water belt of the county between two trunk lines, the Southern Pacific and Atchison, Topeka & Santa Fe Railroads, with water in abundance from flowing artesian wells for irrigation, domestic and city purposes. Every acre of this fine valley land is tillable. Soil guaranteed equal to any lands of the State for the purposes for which they are recommended. It produces as fine alfalfa, fruits and grapes as are grown in the State. The land owns the water, and you have no water rights to pay for.



Harvesting Alfalfa—G. S. Marygold's Ranch, Antelope Valley

ALFALFA IS KING.

No crop in California produces so large an income for the money invested as alfalfa. In Iowa, Indiana, Illinois, and Kansas it is corn, in the South it is cotton, but in California **Alfalfa is King**. Fifty to one hundred dollars per acre can be made from our lands in alfalfa after the second year. The first and second years will pay for seeding and developing water and allow you a good profit; after that it will produce for more than twenty years. By raising alfalfa and vegetables the settler can make money while other acres are being grown to fruit. Every acre is valley land, level, slightly sloping, and ready for the plow.

If Alfalfa is King, Water is Queen, and it must be had in California for successful crop raising. Nowhere in California can it be had more cheaply or in such abundance than on the lands this Association is colonizing. Water spouts several feet high from artesian wells here, and in such quantities that you can make a good sized lake in a few hours. No water in the world is softer or purer than ours.

Baled Alfalfa is worth \$10 to \$16 a ton, and loose \$8 to \$14. Counting ten tons to the acre (six cuttings), the production would be 100 tons from ten acres, which at \$12.50 per ton would amount to \$125 per acre, or enough to pay 100 per cent on your investment, figuring your land on the basis of \$100 per acre.

Alfalfa fields afford splendid grazing for cattle, hogs, sheep and poultry.

TURKEYS AND CHICKENS.

Raising of turkeys, chickens, and ducks is one of the most profitable of California industries. One rancher in our vicinity raised 10,000 turkeys last year at a profit of \$20,000, besides cattle, hogs and other products from his ranch.

Turkeys thrive on alfalfa and are only fed about four weeks before marketing. Ducks are extremely profitable; they

are great egg producers, and every twelve-week-old-duck grown, is worth \$1.00. Twenty Indian Runner Ducks raised by President Redman on his ranch produced over 6,600 eggs, in one year, an average of over 330 eggs to the duck per year.

DECIDUOUS FRUITS.

The lands the Association are Colonizing are especially adapted to deciduous fruits. Apples grow to perfection. Bartlett pears from this valley took the first prize at the Jamestown Exposition last year. **One acre of Bartlett pears in this Valley produced a crop in 1907 that sold for \$750 on the trees purchaser paying picking and shipping charges.**

Peaches, nectarines, prunes, plums, sugar beets, melons, almonds, and walnuts, grow to perfection.

Grapes of the finest quality grow upon these lands, there being no fogs to discolor them. All varieties bear profusely, including Tokays, Muscat, Cornechon, Red Emperor, Malagas, Black Morocco and all table and wine grapes. Every crop is a money crop in this valley.



Apple Orchard in Antelope Valley

TRUCK FARMING.

Truck farming here is profitable. Any kind of garden truck grows, and you may have vegetables fresh from your garden the year round.

Melons strawberries, tomatoes, onions, turnips, beets, lettuce, squash, asparagus, celery, potatoes (sweet and Irish), peanuts, etc., one to three crops annually.

Nearly everything needed is raised here, including cattle, poultry, and hogs, so that the cost of living is reduced to a minimum. Alfalfa and vegetables will make you money while your fruit trees are coming into full bearing.

Five, ten, twenty, or forty-acre tracts and town lots will be deeded, free of any charge for the land, to any person purchasing shares of this Association.

Each member being a stockholder becomes a part owner in all property of the Association, both real and personal, now or hereafter acquired.

OUR PROPOSITION.

The National Homestead Association hereby agrees to issue shares in any or all of the following classes without any charge for the land, for executing deed, notary fees, taxes or other expense and furnish certificate of title to said land by the Title Abstract and Trust Company of Los Angeles, California.

The only condition being that the investor shall take the amount of shares specified in whatever class he or she may choose to select, paying therefor the par value of One Dollar (\$1.00) per share and receiving therefor certificate of shares and Deed for lot or lots or tract valued to the amount of shares purchased.

Money invested in the shares of this Association goes into the treasury of the Association for the purpose of buying, subdividing, cultivating and improving land, building houses, improving streets, or any other purpose granted by our charter under the direction of the Board of Trustees. Not a dollar can be used for any other purpose except the legitimate expenses of the company.

CLASSES OF INVESTMENT.

CLASS A Upon payment of \$500 the National Homestead Association will issue and deliver 500 shares of its capital stock, deed for five acres of land, and furnish certificate of title to same. If on the installment plan, \$50 cash and \$10 monthly.

CLASS B Upon payment of \$1000 the National Homestead Association will issue and deliver 1000 shares of its capital stock, deed for ten acres of land, and furnish certificate of title to same. If on the installment plan, \$100 cash and \$20 monthly.

CLASS C Upon payment of \$1500 the National Homestead Association will issue and deliver 1500 shares of its capital stock, deed for fifteen acres of land and furnish certificate of title to same. If on the installment plan, \$150 cash and \$30 monthly.

CLASS D Upon payment of \$2000 the National Homestead Association will issue and deliver 2000 shares of its capital stock, deed for twenty acres of land, and furnish certificate of title to same. If on the installment plan, \$200 cash and \$40 monthly.

CLASS E Upon payment of \$3000 the National Homestead Association will issue and deliver 3000 shares of its capital stock, deed for thirty acres of land, and furnish certificate of title to same. If on the installment plan, \$300 cash and \$60 monthly.

CLASS F Upon payment of \$4000 the National Homestead Association will issue and deliver 4000 shares of its capital stock, deed for forty acres of land, and furnish certificate of title to same. If on the installment plan, \$400 cash and \$80 monthly.

CLASS G Upon payment of \$100 the National Homestead Association will issue and deliver 100 shares of its capital stock and issue deed to a lot 50x150 feet in townsite of Redman. If on the installment plan, \$10 cash and \$5 monthly. Corner lots, \$125

EASY PAYMENT, INSTALLMENT PLAN.

We realize that there is an army of worthy men and women throughout the United States that are anxious to secure land in Southern California, to some time make it their home, where they can enjoy its glorious climate and reap the great profits which its wonderful soil produces.

We want this class, as well as the cash investor.



Some of the Association's Land

The Association will sell on easy monthly payments and long time. Installment investors receive from us on first payment a contract signed in duplicate, one of which they sign and return to us. As low as \$10 monthly will be accepted, and the installment purchaser can take possession of the land, cultivate, improve, transfer and sell his rights at any time.



Colonists Inspecting Association Lands

Installment purchasers can have their tracts put under cultivation at once by paying \$25 per acre in cash or on the installment plan to cover cost of plowing, seeding, and irrigating. By adopting the following plan the income from your property will more than take care of your monthly payments after the second year, as shown by the following:

FIVE ACRE ILLUSTRATION

ON THE INSTALLMENT AND CULTIVATION PLAN

FIRST YEAR—

	Cr.	Dr
Cost to you for 500 Shares (5 acres).....		\$500.00
Cost to you for cultivating 5 acres at \$25 ..		125.00
		<hr/> 625.00
First payment on shares \$50 cash, cultivating \$12.50.....		62.50
		<hr/> 562.50
Balance due after first payment.....		
Less 9 monthly payments (for cultivating) at \$12.50.....	\$112.50	
Less 11 monthly payments (for shares) \$10 monthly.....	110.00	
		<hr/> 222.50
Balance due Association end of first year ..		340.00

SECOND YEAR—

Less 12 monthly payments of \$10.....	120.00	
Less profit on alfalfa.....	50.00	
		<hr/> 170.00
Balance due Association end of second year.....		170.00

THIRD YEAR—

Less 12 monthly payments of \$10.....	120.00	
Less profit on alfalfa third year.....	125.00	
		<hr/> 245.00
Less amount due Association end second year.....	170.00	
		<hr/> 75.00
Money due you at end of third year for which draft will be sent.....	75.00	

The above shows that at the end of second year, you have paid in \$405.00, but you receive a credit of \$50 from alfalfa crop equal to twelve per cent on your investment.

It shows an investment at the end of the third year of \$525 but you receive a credit of \$125 from alfalfa crop or twenty-four per cent on your investment.

It also shows that your shares and cultivation are paid in full at the end of the third year and you receive from us \$75.00.

The fourth year if you have us continue the cultivation, you will receive one-half the profits (estimated at \$35 per acre) or thirty-three per cent on your investment.

PROPERTY NOW WORTH \$1,500.

An acre of land that will produce \$70 per acre is certainly worth \$300 and you can count your five acres worth \$1500 at the end of the third year.

This being so, you have made \$1000 or two hundred per cent on your land in addition to the profit from your crops.

SUMMARY OF PROFITS.

First year.....	\$000.00	
Second year.....	50.00 equal	12%
Third year.....	125.00 equal	24%
Fourth year (Estimated).....	175.00 equal	33%
Increased value of land.....	1000.00 equal	200%
Total profit from investment, four years	1350.00 equal	270%
or an average yearly profit of \$337.50.		

FIVE ACRE CASH ILLUSTRATION

Cost to you for 500 Association shares (5 acres) which includes water, cultivation, irrigation, seeding to alfalfa, harvesting and marketing crop.....\$500.00

First year, profit.....\$000.00

Second year, profit..... 50.00 equal 10%

Third year, profit..... 125.00 equal 25%

Fourth year, profit (estimated)..... 175.00 equal 35%

Total profit from crops four years..... 350.00 equal 70%

Increased value of land.....1000.00 equal 200%

Total profit four years.....1350.00 equal 270%

Average yearly profit..... 337.50 equal 67½%

This statement is not overdrawn. We figure a profit from alfalfa \$70 per acre after the third year. If you take possession of it at that time, you should make it pay you \$500 yearly on five acres or 100 per cent on your original investment. Can you make a better investment anywhere? We have not figured anything from your investment in shares, but after the Association ranch is under full cultivation, you can safely figure on getting at least, 6 per cent on your original investment of \$500.

The advantage of the **cash** buyer over the **installment** is that he has **nothing** to pay for cultivation.



A Bunch of Nectarines

IMPROVEMENTS BEGIN AT ONCE.

We will begin the improvement and cultivation of tracts for Cash investors or those who pay for cultivation at once, paying all costs of water, seed, planting, cultivation and care, and pay 10 per cent on your investment the second year and 25 per cent the third year and one-half the net proceeds yearly thereafter. Estimated at not less than \$35 an acre for your half during contract years, or until you are ready to take possession of your property, which should be worth \$300 per acre after the third year.

COMPETENT, PRACTICAL SUPERVISION.

The care of your California ranch, and we trust future home will be under the supervision of our President, E. C. Redman, a practical and experienced rancher of years' experience, living at Redman, in the Valley, who will be ably assisted by a corps of the best alfalfa growers and fruit horticulturists to be found within the state.



Ranch of G. S. Marygold, Antelope Valley

ASSOCIATION SHARES PAY DIVIDENDS.

Entirely apart and in addition to the profits made from your land, each shareholder in the Association should receive dividends from the shares he holds. After two years it is believed the Association will be able to pay an annual dividend of 6 per cent or more on its shares from its alfalfa ranch and from the sale of its reserved lands. After one year every unsold acre of land belonging to the Association should be worth \$200 by reason of improvements made, diversified interests and rapid settlement.

SHARES EXCHANGEABLE FOR LAND.

Shares of this Association may be exchanged for more land in the class in which it is issued at any time after one year from date of share certificate at the then listed price of the land, and shares so exchanged will be received at their full face value of \$1.00 each.



The Boys have Sport in Antelope Valley

INSURANCE.

Deed for land will be given to the heirs of any purchaser on the installment plan in any class, who may die at any time during the life of the contract after one year after date of contract, provided such person is in good health at time contract is made.

THE CITY OF REDMAN.

Not yet a city, but located only two hours and fifty minutes from the metropolis of Los Angeles, between two railroads, with three more, one an electric line surveyed through this property, and the Santa Fe surveyed and **right of way granted** through Redman, surrounded by 100,000 acres of splendidly watered farming and fruit lands, it must soon become the commercial center of the valley.

A **school, store and post office** are already established. It is but the beginning of what will be a bustling, thriving town of **hundreds of people, surrounded by small farms and fruit orchards** cultivated by hundreds of prosperous ranchers and fruit growers.



Lake made from Artesian Well—Antelope Valley

Water as pure as crystal can be had from wells at a depth of fourteen feet, or developed from artesian wells at small cost to supply a city of 25,000 people.

From any portion of this splendidly located town one views magnificent chains of mountains, including the snow-capped peaks of Mount Whitney and "Old Baldy." An investment in lots here should prove immensely profitable if secured now at the low price of \$100 each, and should double and quadruple in value in a short time.

In short, Redman is peculiarly located in a fertile valley between mountain ranges, that tempers the atmosphere to a delectable degree, that is neither too cold or hot; and the refreshing breezes from the ocean, daily experienced, makes this exceptionally favored section one of the most delightful places to live in to be found in California.

Business enterprises, such as packing houses, canning and preserving factories, mills, lumber yards, stores of all kinds, will soon be needed. Merchants, professional men, carpenters and mechanics will find profitable openings.

OFFER LIMITED—PRICES TO BE ADVANCED.

Never in the history of colonization have you had such an opportunity to make yourself independent for life by a small investment. There is only a limited amount of good land to be had. Land cannot be made, and it is growing

more valuable every year. A generation ago the farmer was not looked up to as the most prosperous and most independent man on earth that he is today.

The Association's offer of shares at par and five to forty acres free with the shares, later on will be discontinued. A year hence all of the Association's reserved or unsold land will be advanced to \$200 an acre, and will bring it, and your individual land will be worth the same—more if cultivated.

NOW, today, is the time to take advantage of this offer. Delay only means delayed income and higher prices.

NO LIABILITY; LOSS IMPOSSIBLE.

The shares of this corporation are issued to you full paid and non-assessable. They can never be assessed under any circumstances, and no liability is attached under any conditions.

THIS IS FOR YOU.

This is a personal offer to You, to all who receive this, to all who desire to better their condition, who have some money and a lot of ambition to succeed. Even though you cannot visit California now, even though you never occupy your ranch, your income will come to you just the same from both land holdings and shares. If you can occupy your land, your profits will be much greater and your life lived in the glorious climate of Southern California, free from blizzards and the cares of strenuous business, or, what is worse, always working for someone else.

IN CONCLUSION.

Let us urge you to think of this matter seriously. Let this Association help you to independence and competence. The day comes when we must give up the cares of business, lay down the burdens of labor, and we should be prepared for it.

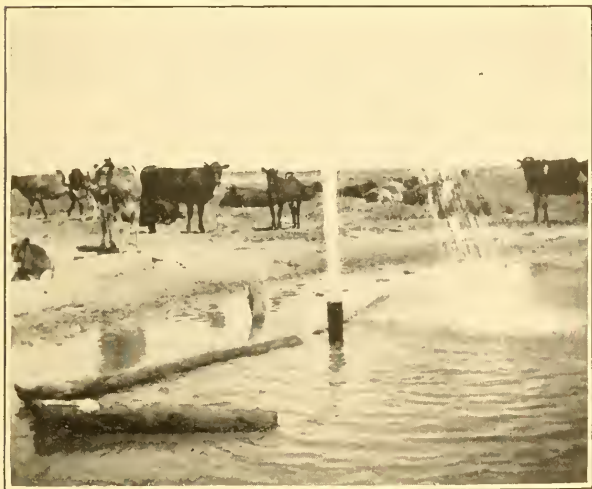
What is more distressing than witnessing the poverty, helplessness and dependence of a man or woman in declining years. It is the duty of everyone to prepare for old age, for independence, for home and its comforts, even though it necessitates the curtailing of some of the luxuries in earlier life.

Small investments from little savings accomplish this under our liberal plan of mutual co-operation.

Make all remittances by Bank Draft, Check, Postoffice Order, Express Money Order or Registered Letter to the

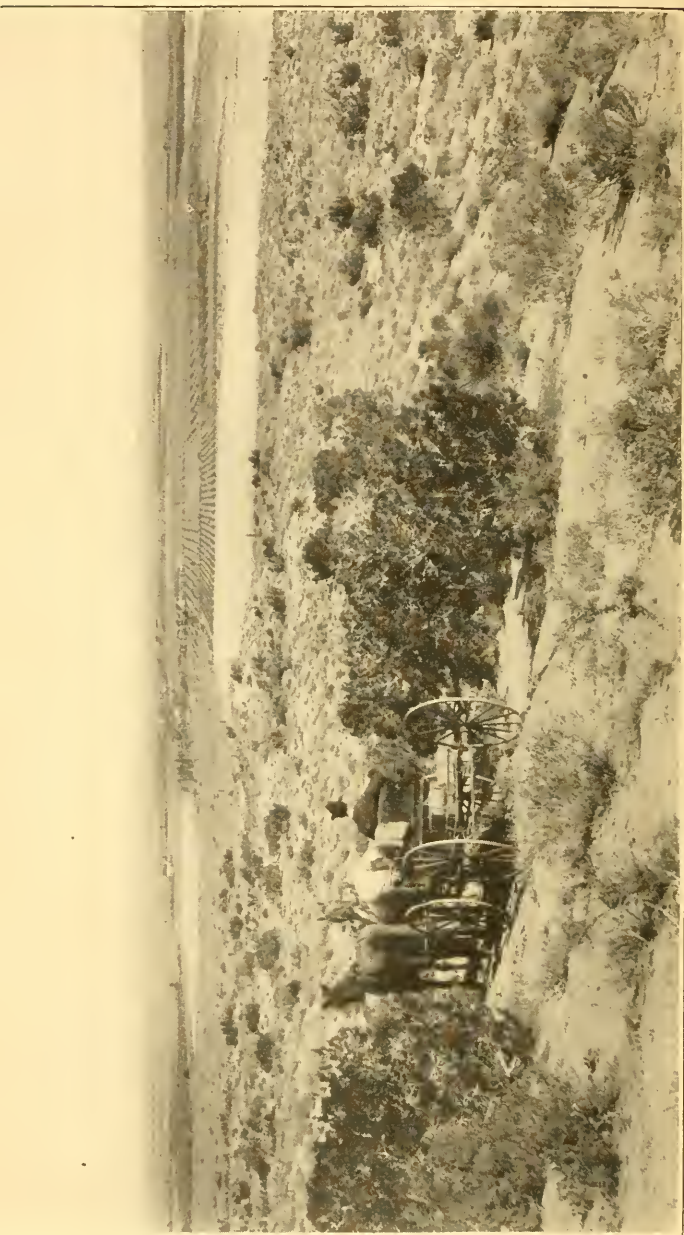
National Homestead Association

**Suite 644-646 Chamber of Commerce Building
LOS ANGELES, CALIFORNIA**



Small Artesian Well and Reservoir—Antelope Valley

OWN A HOME IN THIS BEAUTIFUL VALLEY



A portion of Antelope Valley from the foothills, showing Fruit Orchards, Alfalfa Fields and Farm Gardens

A FEW ACRES HERE WILL MAKE YOU
INDEPENDENT FOR LIFE

The Following Pages Tell All About These Colony Lands.

What They Will Produce; the Water, Climate, Soil, etc.

Lands in Antelope Valley, like lands in all sections of California, vary in quality, but where water can be obtained for irrigation, there is no question about crops.

These Colony lands are selected, every acre is good soil with water in abundance.

Antelope Valley has an elevation of 2350 feet above sea level and begins thirty-four miles on air line, due North from Los Angeles, and about sixty miles by rail.

The Valley is not adapted to the raising of citrus fruits, but it is especially adapted to the raising of most all deciduous fruits, being out of the excessive heat of the San Joaquin Valley and the intense frost of the high Sierra. There is no more **healthy place** on the globe and the **climate** is especially beneficial for all throat and lung troubles and even now, is recognized as one of the great Health Resorts of the Pacific Coast. There are now several sanitariums for invalids in the Valley.

Antelope Valley lands have aroused the interest of the keen sighted business men of California, who are now making heavy investments therein. **Antelope Valley is today the hope of the man of moderate means**, who comes to California to establish his home, as it offers homes for the industrious and a profitable investment to the keen sighted, wisely discriminating investor.

CLIMATE

The Eastern section of Antelope Valley, in which the Colony lands are located, has a delightful climate: no **malaria, fogs, blizzards, or cyclones**; the thermometer seldom going below 30 degrees or above 100 degrees in the hottest days. All nights are delightfully cool—one needs a blanket every night in the year to sleep under. It has good surface water over many square miles from wells at from ten to twenty feet, and also has good strong **flowing artesian wells** at moderate depth, flowing from **twenty-five to seventy-five miners' inches** of water. If these wells are pumped, they will produce from 100 to 250 miners' inches.

APPEARANCE OF THE COUNTRY.

The land is level or gently sloping, is ready for the plow and is all irrigable. Prospective buyers can drive for miles in a wagon off from the main roads. The illustrations herewith presented show the general character of the country better than any description we might give.

SOIL.

In our section where the surface water is found within from **eight to fifteen feet** of the surface, the soil is always moist within a few inches of the surface, and varies from a sandy loam to a heavy loam, with a top rich soil of two to three feet, all of which is stratified with alluvium. No **better or richer soil** for the purpose for which it is recommended, is **to be found in California**.

DRAINAGE.

Although the surface of the East side of the Valley looks level, it all has a grade of about seven feet to the mile, so that water will not stand. It is easy to irrigate, having just slope enough for this purpose and as the deep clay underlying the surface soil, is likewise graded, this land has both a surface and sub-soil drainage.

TOWNS.

There are several railroad towns in the Valley on the present line of the Southern Pacific Railroad: viz., Rosamond on the north, Lancaster in the center, and Palmdale upon the South Side.

RAILROAD FACILITIES.

At the present time, Lancaster is our nearest shipping point, on the Southern Pacific Trunk line, to Los Angeles, San Francisco, and other points in California. The Santa Fe is nine miles North, giving communication to the East, Middle West, Los Angeles and San Francisco. The Santa Fe's new system is also surveyed and right of way secured **directly through the new townsite of Redman**, and 3 new lines, one atrolly line will run through a portion of this property. They have been surveyed and it is believed will soon be built.

This location gives the advantages of railroad competition in exporting our products to all markets of the world. And **Redman** being at the **junction** of these proposed new Railroads—will then become the shipping point for that section.



*Owl Express from Los Angeles to San Francisco
Passing Through Valley*

MARKET FACILITIES.

The city of Los Angeles affords a ready market for all products of the Antelope as well as other contiguous Valleys. Antelope Valley has the advantage of most valleys as many mines are operated in the surrounding mountains which take most of our supplies, thus making for us a *home market*, at prices *equal or better* than Los Angeles.

There is already a market at all times for all that can be produced.

ABOUT WATER—320 ARTESIAN WELLS

Too much cannot be said about it, it being **King**. There never has been a recorded failure to obtain water. Over **320 wells have been opened in this Valley**, which flow, without pumping, from **twenty-five to seventy-five** miners' inches.

A miner's inch approximately stated, is about 13,000 gallons per day, so that it can be understood that these wells will actually produce from 325,000 to 975,000 gallons per day without pumping.

The farmer and fruit grower on the Association's land, is independent. He is **his own master**, owns **his own water supply**, and is dependent upon no man, or season for water, and has **no water tax collector calling at his door**. He has



*Simpson's Artesian Well near Redman, flowing over
60 miners inches*

absolute control of Nature's gifts and the seasons. He has control of the rain guage, that brings life to his vegetation and fortune and prosperity to his door.

The Association's plan is to drill one Artesian well on each 40-acre tract, that is abundantly sufficient to irrigate the several subdivisions of the same, and the several owners will obtain the water for irrigation from this well.

A FRUIT COUNTRY.

Antelope Valley can well be called a fruit country. It has been recognized by the horticulturists at the St. Louis World's Fair, Lewis and Clark's Exposition at Portland and the Jamestown Exposition, Jamestown, Virginia, with the result that the Valley today holds nine premiums for the best fruit display at said exhibitions. Bartlett pears from here took first prize at the recent Jamestown Exposition. No other portion of the State can make a stronger claim for recognition.

The following fruits are successfully raised in the Valley being the most profitable of our deciduous fruits in California.

APPLES.

The finest apples in California are grown here. The celebrated Spitzenbergs, Baldwins, Newtown Pippins, Arkansas Blacks, Mammoth Blacks, Maiden Blush, Ben Davis, Red Astrachans, R. I. Greenings, Winter Banana, Red Bell Flower, and Jonathans, all do well and the valley has taken many prizes at various expositions.



Antelope Valley Pear Tree, Three Years Old

PEARS.

The finest Bartlett pears in the world are grown in Antelope Valley. This is proved by the fact that they took the first prize at St. Louis and at the recent Jamestown Exposition. Winter Bartletts and Winter Nellis have taken first prizes at St. Louis, and Lewis Clark Exposition. Seckel pears also do well, but the first two varieties are our leaders, and money makers. Old orchards of Bartlett pears have paid as high as \$1000, an acre per year. We have no pear blight that is so destructive to pears in other localities. The Bartlett Pear and Apple that are raised in this Valley sell for more money in the open market than oranges, and we make this statement unqualifiedly, which can be verified by the markets in the City of Los Angeles.

PEACHES.

Any late blooming peach produces finely in our Valley. Early bloomers do well, but are liable to be caught by the late frosts.

PRUNES.

Prunes of all varieties grow in profusion and pay well. They are not, however, as profitable as pears and apples. No fruit in California pays better than apples and Bartlett pears.

APRICOTS.

Many apricots are raised in the Valley, but are liable to be caught by late frosts, yet no part of the state grows better or finer apricots than Antelope Valley.

PLUMS.

Satsumas and Burbanks are our best paying plums. They are very large, growing well, and pay well in many sections of our valley.

QUINCE.

The largest and best quince grown anywhere are produced in this Valley. Some weighing as high as three pounds have been grown on adjacent land and no portion of California grows a finer fruit, which bring top prices and pay well.

CHERRIES.

Cherries are not grown to any extent with us as yet, but what we have are doing well and with proper cultivation and care, should be grown with large profit.

FIGS.

There are but few fig orchards in our Valley, but what have been grown are of fine quality and it is believed that they can be raised extensively and with profit.

OLIVES.

Splendid olives of large and fine quality are grown here. Prof. Holland of our Valley has the finest olives grown within the state. We expect later to see large and profitable olive groves in various parts of the Valley.

GRAPES.

Table raisin and wine grapes of almost any variety can be grown upon our lands. There being no fogs, consequently our grapes never mold. Having almost continuous sunshine, the color given to our grapes is finer than in most sections of California. Grapes grown here are sweeter and contain more sugar than in the lower altitudes or in the fog belt. Raisin grapes are grown to perfection in this dry climate of almost continuous sunshine. Flaming Tokays of beautiful color are grown here to perfection. We believe grapes will be one of our principal and most profitable industries in the near future; especially should this be true of the raisin grape.

BERRIES.

Berries have not as yet been grown much in this Valley. It must be remembered that many portions of the Valley are comparatively new and berries have not yet been raised to any extent. What have been grown are of fine quality.

They include the strawberry, blackberry, dewberry, Loganberry and raspberry.

MELONS.

Watermelons and Cantaloupes do exceedingly well. Melons weighing forty pounds have been grown on adjacent land and cantaloupes of the finest quality have been grown by our President on his ranch, adjoining the town of Redman.

ALFALFA.

Alfalfa, belonging to the family of clovers, is the richest and most profitable of all and deserves the title given it by the State of California—"King of Forage Grasses." That it deserves such a name can be shown by comparison.

Clovers will produce from one to three crops annually, under most favorable conditions, while alfalfa, when placed upon irrigated land and not pastured, affords as many as seven and eight cuttings per year. It is the most profitable crop grown in California for the money invested and gives the quickest returns.

It is estimated that alfalfa will stall feed from two to three cows per acre and that a dairy cow fed on alfalfa will yield a net return of \$4.75 to \$7.00 per month. From six to twelve hogs can be raised on a by-product from the skim milk which would otherwise be a waste product.

From these figures, it will be seen that forty acres of alfalfa will support a family and give a net return of \$2,500 per annum figuring on a conservative basis.



An Alfalfa Field in Full Bloom

HONEY BEES.

We believe we have one of the greatest and best sections for the honey bee in California today. At present they are mostly in the foot hills surrounding our Valley. They will, however, do well in our section as the bloom on the alfalfa is ideal for making good honey. One rancher in our locality shipped sixty-four tons of honey last year.

DAIRY COWS AND HOGS.

The dairy business of the Valley is very profitable and is carried on extensively, by many ranchers. All small ranches should keep a few cows, which can graze upon the alfalfa, after cutting is completed, without detriment. The skimmed milk from the cows can be fed to the hogs, which also feed upon alfalfa and do well.

POULTRY.

We have one of the finest poultry sections in California. Our altitude of 2350 feet being dry, with no fogs, poultry is not afflicted with roup, swelled head, mites or other diseases common in a damp climate. We have several very extensive raisers of poultry in our valley. One party raised 10,000 turkeys, that averaged \$3.25 each, raised at a cost of about \$5,500. Not a bad investment. The price of hen eggs is governed by the Los Angeles market and averages about 30 cents the year round.

Indian Runner ducks are very profitable. Ducks ten weeks old bring an average price of \$1.00 each, and there is a market for all that can be raised. Ducks average to lay 300 eggs to the duck the year round, the eggs sell on the market for 5 cents more per dozen than hen eggs.

VEGETABLES.

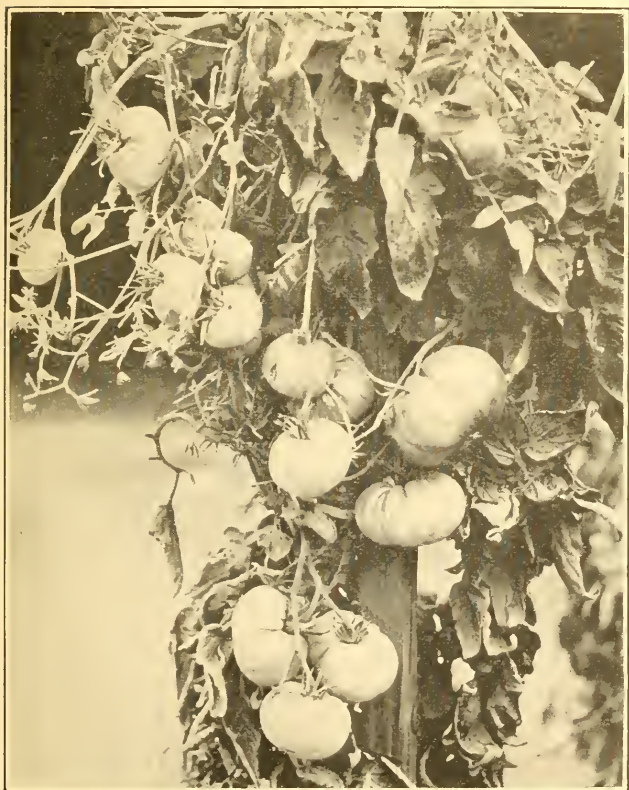
It is enough to say that almost any vegetable grown in California will thrive in Antelope Valley. Tomatoes, onions, potatoes, (sweet and Irish), beets (red and sugar), turnips, cabbages, asparagus, celery, etc., all grow and produce splendid and profitable crops. Many ranches produce largely for the market and grow vegetables for their own use the year around.

Write us for any further information you may desire. We shall be pleased to hear from you.

National Homestead Association

Suite 644-646 Chamber of Commerce Building

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